



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

TECHNICAL STAFF REPORT

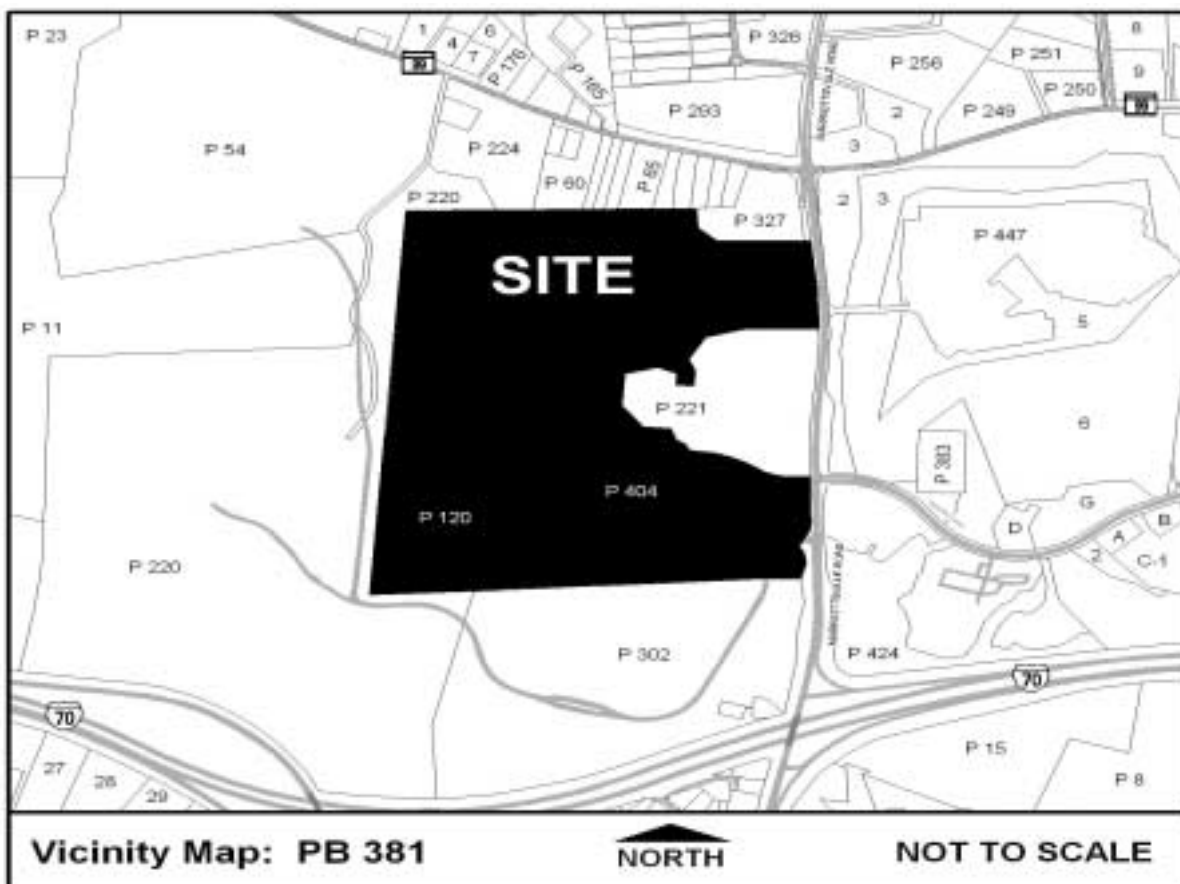
Planning Board Hearing of October 4, 2007 at 7:00 pm

Case No./Petitioner: PB 381 / S-06-13 – GTW Joint Venture/Hole In The Donut, LLC/Waverly Woods Development Corporation, c/o Land Design and Development

Subject: S-06-13 (GTW's Waverly Woods, Section 14, Bulk Parcel A, "The Courtyards at Waverly Woods – West")

Request: For Planning Board approval of a Comprehensive Sketch Plan (S-06-13) and Development Criteria for the development of 350 age-restricted adult housing (ARAH) units (139 single family attached (SFA) units and 211 single family detached (SFD) units) on 149.40± acres of land zoned Planned Senior Community (PSC), in accordance with approved Zoning Board Case No. 1027M. In accordance with Section 127.1.K.2 of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with modifications, or disapprove the Comprehensive Sketch Plan (S-06-13) and Development Criteria at a public hearing.

Location: The subject site is located on the west side of Marriottsville Road, opposite Warwick Way, in the Third Election District of Howard County, Maryland. The site is identified on Tax Map 16, Grids 3&4 as TM Parcel 120 and parts of Tax Map Parcels 221 and 249.



Vicinal Properties:

The site is bounded on the north by part of TM Parcel 220, zoned RC-DEO, undeveloped, TM Parcels 224, 60, 62-66, 190, 308 and 68, zoned R-20, improved with single family detached units, and Waverly Corp. Center, Parcel A, zoned POR and PEC, proposed to be developed with two commercial buildings per SDP-07-82 that is not approved at this time; on the east by Marriottsville Road and parts of TM Parcels 221 and 249 (future proposed Waverly Woods, Section 14, Bulk Parcel B), zoned PEC, currently improved with a single family detached unit; and on the south and west by TM Parcels 302, 253, 220 and 54, owned by Howard County, zoned RC-DEO, and improved with a landfill, recycling center, public safety facility and park.

General Comments:

- A. The subject site was property posted with one official Planning Board hearing notice.
- B. Evidence of the legal advertisement of the hearing notice appearing in two newspapers has been submitted by the Petitioner.
- C. This project is subject to compliance with the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual.
- D. The site was rezoned from PEC to PSC by ZB 1027M. The Decision and Order for ZB 1027M was signed on June 18, 2003.

E. Site Density and Information

Gross site acreage	149.40± acres
Total area of floodplain	16.31± acres
Total area of steep slopes outside of floodplain	0.00 acre
Net site acreage	133.09± acres
Max. density permitted at 8 age-restricted dwelling units per net acre	1064
Total number of age-restricted dwelling units proposed	350
Numbers of unit types proposed	139 SFA & 211 SFD
Dwelling unit density proposed per net acre	2.34
Open space required at 35% of the gross acreage.....	52.29 acres
Non-credited open space provided	0.09 acre
Credited open space provided	83.06 acres/55.6%
Total open space provided	83.15 acres/55.7%
Floor area of the community building required at 20 sq. ft. for each of the first 99 dwelling units	1980 sq. ft.
Floor area of the community building required at 10 sq. ft. for each dwelling unit above 99	2510 sq. ft.
Total sq. ft. area of the community building required	4490 sq. ft.
Total sq. ft. area of the community building provided.....	4490 sq. ft.
Parking required at 2 spaces per dwelling unit	700
Parking required for the 4490 sq. ft. community building at 3.3 spaces per 1000 sq. ft	15
Overflow/guest parking spaces required at 0.5 per SFD unit and 0.3 per SFA unit	148
Total number of parking spaces required.....	863
Total number of parking spaces provided	1607
(4 per SFD and SFA unit / 2 in garage and 2 on driveway = 1400, plus 192 in common parking lots, plus 15 at the community building = 1607 parking spaces)	
Number of moderate income housing units required at 10% of the total number of 350 units	35
Number of moderate income housing units provided in Waverly Gardens (SDP-04-60)	35

- F. The site is predominately forested with several fields. The Little Patuxent River and associated wetlands and a floodplain are located along the east area of the site.

There is another wetland area located on the northwest area of the site. The Transcontinental Gas Pipeline R/W crosses the southeastern area of the site diagonally. There are several existing forest conservation easements on the site for projects at other sites in Waverly Woods. With the exception of a short paved driveway extending into the site from Marriottsville Road approximately opposite Warwick Way, the site is unimproved.

- G. The Comprehensive Sketch Plan (S-06-13) proposes 211 SFA ARAH units, 139 SFA ARAH units, 8 seating areas, a pathway system, a 4,490 sq. ft. community building, common parking areas containing a total of 192 parking spaces, a public road and a network of private roads. Vehicular access to the site will be provided by a proposed public road that will begin at Marriottsville Road, opposite of Warwick Way, a traffic signal intersection, and extend westward for approximately 950 feet into the site, where it will be terminated with a cul-de-sac. A proposed private road network will extend from the proposed public road and provide vehicular access to the proposed homes, community building, and adjacent TM Parcel 302 to the south for emergency vehicular access only. Common parking areas will be located on various locations along the private roads throughout the community. All of the homes and the community building will be constructed to comply with the ARAH Universal Design Standards.

H. Forest Conservation

This project will comply with the forest conservation requirements of the Howard County Forest Conservation Manual at the site development plan stage. The forest conservation obligation for this project will be met onsite to the greatest extent possible, and an offsite location may also be needed.

I. Landscaping

This project will comply with the landscaping and street tree requirements of the Howard County Landscape Manual at the final plan stage and site development plan stage.

J. Adequate Public Facilities Ordinance (APFO)

1. This project passed the APFO test for vicinal public road intersections adequacy. The public road intersections tested are as follows:
 - i) MD Route 99 and Marriottsville Road
 - ii) MD Route 99 and Sand Hill Road
 - iii) Ramp from I-70 westbound and Marriottsville Road
 - iv) MD Route 99 and site access 1 for Waverly Corp Center, Parcel A
 - v) Marriottsville Road and site access 2 for Waverly Corp Center, Parcel A
 - vi) Warwick Way and Marriottsville Road
2. This ARAH project is exempt from passing the APFO test for adequate school facilities because it will not generate children.
3. This project, located in the Senior East Planning Area, has requested housing unit allocations in five (5) phases. Once the Decision and Order for this Planning Board Case (PB 381) has been signed, tentative housing unit allocations for all phases will be granted available. If not, the project, or portions of the project, will be placed on hold until housing unit allocations become available.

K. There is no known historic site or cemetery on this site.

- L. This site is not located within any Historic District boundary, and is not adjacent to any Howard County designated scenic road.
- M. This site is located in the Metropolitan District and will be served by public water and sewer.
- N. File availability for public review:

The S-06-13 and PB 381 files are available for public review at the Department of Planning and Zoning service counter, Monday thru Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

Planning Board Criteria: In accordance with Section 127.1.K.3 of the Howard County Zoning Regulations, the following criteria shall be considered by the Planning Board in their evaluation of the Comprehensive Sketch Plan (S-06-13) and the Development Criteria:

A. The Comprehensive Sketch Plan and Development Criteria are consistent with the approved Preliminary Development Plan and Preliminary Development Criteria:

The Comprehensive Sketch Plan and Development Criteria are consistent with the approved Preliminary Development Plan and Preliminary Development Criteria, with the following exceptions:

1. The proposed private road to the south of the proposed public road now terminates in a "J", instead of a 'loop'.
2. The proposed community building has increased in floor area from 3,500 sq. ft. to 4,490 sq. ft. in accordance with current Section 127.1.B.8 of the Howard County Zoning Regulations.

B. The phasing of development is consistent with the phasing schedule indicated in the Preliminary Development Plan.

No phasing of development was indicated on the Preliminary Development Plan. The Comprehensive Sketch Plan Phasing Tabulation on plan sheet 1 requests unit allocations as follows:

Phase I	Allocation Year 2009	10 units
Phase II	Allocation Year 2010	50 units
Phase III	Allocation Year 2011	100 units
Phase IV	Allocation Year 2012	100 units
Phase V	Allocation Year 2013	90 units

Milestone dates for the submission of the site development plan(s) for each phase will be established at the time that tentative housing unit allocations are granted with the Decision and Order for the Comprehensive Sketch Plan. Adjustments will be made to the Phasing Tabulation to reflect a beginning phase in the current allocation year (2010).

C. The Comprehensive Sketch Plan and Development Criteria specify how the standards in Section 127.1.G will be met.

1. Purposes of the PSC District:

The proposed development will accomplish the purpose of the PSC District by providing carefully designed independent housing for older adults and

elderly persons with ARAH universal design features. The project has been designed to be compatible with the general character of the overall Waverly Woods community and neighborhoods by the use of similar building materials, style and distribution of open space buffers and site amenities.

The bulk regulations in the Design Criteria for density, structure and use setbacks, structure heights and spacing between structures meets or exceeds those found in Zoning Section 127.1.E for the PSC District and those found in Zoning Section 111.D for the R-SA-8 District that were used as a comparison.

2. The site meets the requirements of Section 127.1.B as follows:

- a) A condominium association will be established to enforce the 55 years of age or older age restriction in addition to the County enforcement of the Zoning Regulations.
- b) The site will be served by public water and sewer.
- c) The site has direct access to Marriottsville Road, an Intermediate Arterial roadway designated in the General Plan 2000.
- d) The project will contain 350 dwelling units, exceeding the minimum requirement of 50 dwelling units.
- e) The project will contain two types of housing units: 211 SFD units and 139 SFA units.
- f) The project will provide 83.15 acres of open space, 55.7% of the gross project area, exceeding the minimum 35% of open space required which is 52.29 acres.
- g) The community is to have pathways, seating areas, a community building, common areas and open space areas.
- h) The developer has provided the required 35 MIHUs (350 units proposed x 10% MIHUs required = 35 MIHUs required) at Waverly Gardens (SDP-04-60), located in Waverly Woods on the east side of Marriottsville Road.
- i) The project will have a 4,490 sq. ft. floor area community building which meets the requirements of Zoning Section 127.1.B.8 (20 sq. ft. for each of the first 99 units and 10 sq. ft. for each unit in excess of 99 = 4490 sq. ft. for the proposed 350 units).

3. Safe public road access is available to and from the site:

A proposed public road will connect to Marriottsville Road, opposite of Warwick Way, at an existing traffic signal. Public road improvements along Marriottsville Road from I-70 to MD Route 99 are currently being reviewed and processed for approval. [See F-07-32, GTWs Waverly Woods APFO Road Mitigation Plan.] The Subdivision Review Committee has determined this proposed public road access to be safe and adequate for this project.

4. Proposed buildings are compatible with the surrounding community based on the scale and character of new buildings or through setbacks and landscaping:

The project will be compatible with the surrounding community because of the design of the buildings and through the use of wide open space buffers around the entire project perimeter. A combination of wooded environmental areas, woods to be retained, forest conservation easements and landscaping will adequately buffer this project from the surrounding properties and Marriottsville Road.

5. Sufficient area is set aside as open space:

The proposed 83.15 acres of open space exceeds the required 35% open space requirement (52.29 acres) and consists of environmental areas, common areas, recreational amenities and landscape/buffer areas.

6. Suitable common areas and amenities are provided for residents:

There will be a community building, pathways, seating areas and common areas for the residents.

7. Business uses will be sized properly for the PSC District:

Not applicable. There are no proposed business uses for this project.

8. Open space areas must be provided for each phase of development:

Open space areas will be provided in the area of each phase to meet the needs of residents.

9. The development and proposed buildings must be designed for older adults and incorporate universal design features:

The development and proposed buildings are designed for older adults and include universal design components such as first floor master bedrooms and wheelchair accessible features.

10. The development must be subject to covenants or other legal restrictions enforcing age restrictions:

The development will have a condominium association and private covenants to enforce the age restrictions to supplement County enforcement of the Zoning Regulations for the PSC zoning district.

11. The location of the proposed site is in conformity with the General Plan 2000:

The site is designated as residential. The location of the project, which provides diversity of housing types, is in conformity with the General Plan 2000 residential use designation.

SRC Action:

The Subdivision Review Committee (SRC), by letter dated 2/26/07, determined the Comprehensive Sketch Plan, S-06-13, to be 'approvable'.

Recommendation:

Based on the above findings, the Department of Planning and Zoning recommends **approval** of this Comprehensive Sketch Plan, S-06-13 and Development Criteria, subject to compliance with the SRC agency comments.

Marsha McLaughlin, Director
Department of Planning and Zoning

Date



Aerial Photo: PB 381



NORTH

NOT TO SCALE